

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, May 13, 2015

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, May 13, 2015 at 6:00 P.M. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER.

Work Meeting 6:00pm

1. Call to Order/Roll Call
2. Discussion on Town of Leeds Street Analysis with Daren Cottam

Regular Meeting 7:00 p.m.

3. Call to Order/Roll Call
4. Pledge of Allegiance
5. Declaration of Abstentions or Conflicts
6. Consent Agenda:
 - a. Tonights Agenda
 - b. Meeting minutes of April 22, 2015.
7. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
8. Announcements:
 - a. Monthly community pot luck barbecues, Last Friday monthly at 6:30pm, May to September in Town Park
 - b. Wild West Days, September 11 and 12, 2015
9. Public Hearings:
10. Action Items:
 - a. Approval of Tentative Budget 2015-2016
 - b. Discussion an possible action regarding adoption of Ordinance 2015-02, Land Use Ordinance Chapter 20, Hillside Protection Overlay Zone
 - c. Resolution 2015-02, Designating WCSSD Representative
11. Discussion Items:
 - a. Main Street curb, gutter and sidewalk
12. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
13. Staff Reports

Closed Meeting: A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a); or for the discussion of pending or imminent litigation; as allowed by the Utah State Law 52-4-205(1)(c); or for the discussion of the purchase, sale, exchange, or lease of real property, including any form or a water right or water shares; as allowed by Utah Code 52-4-205(1)(d).

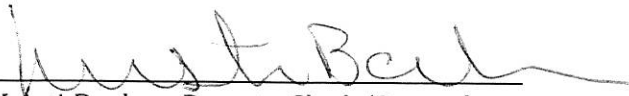
14. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting:

The undersigned Deputy Clerk/Recorder does hereby certify that the above notice was posted May 12, 2015 at these public places being at **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town of Leeds website www.leedstown.org.**


Kristi Barker, Deputy Clerk/Recorder

Town Of Leeds Utah Street Analysis 2015-2022



Longpoint Consulting Services

Mayor:

Wayne Peterson

Town Council:

Joe Allen

Nate Blake

Ron Cundick

Angela Rohr

Longpoint Consulting Services

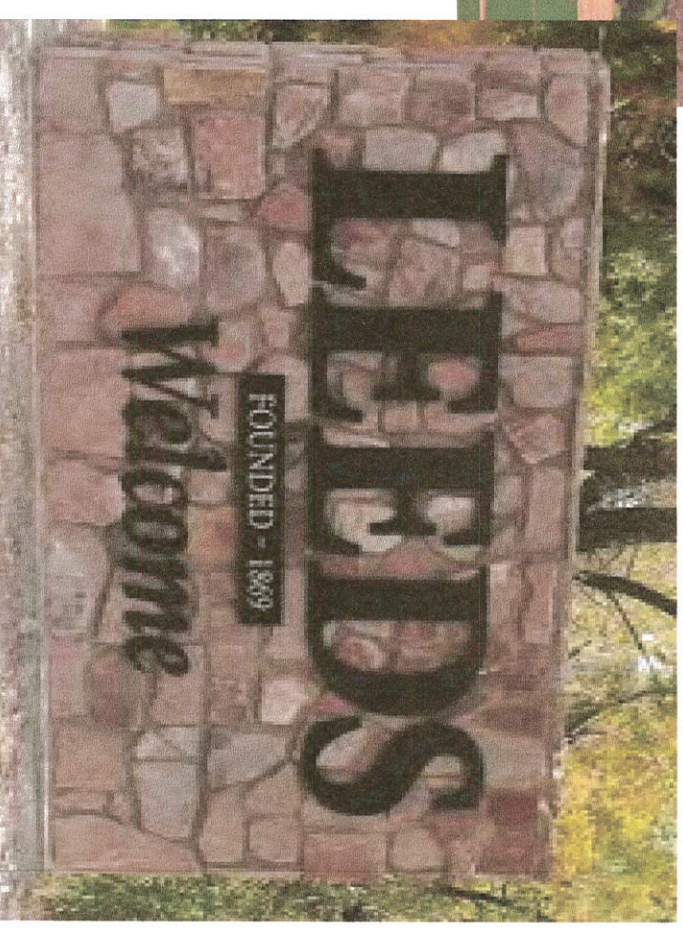
Daren K. Cottam

525 West State Street, Suite #4

Hurricane, UT 84774

Phone: 435-229-2303

Email: Longpointconsultingservices@gmail.com



Leeds Town Street Maintenance Schedule 2015

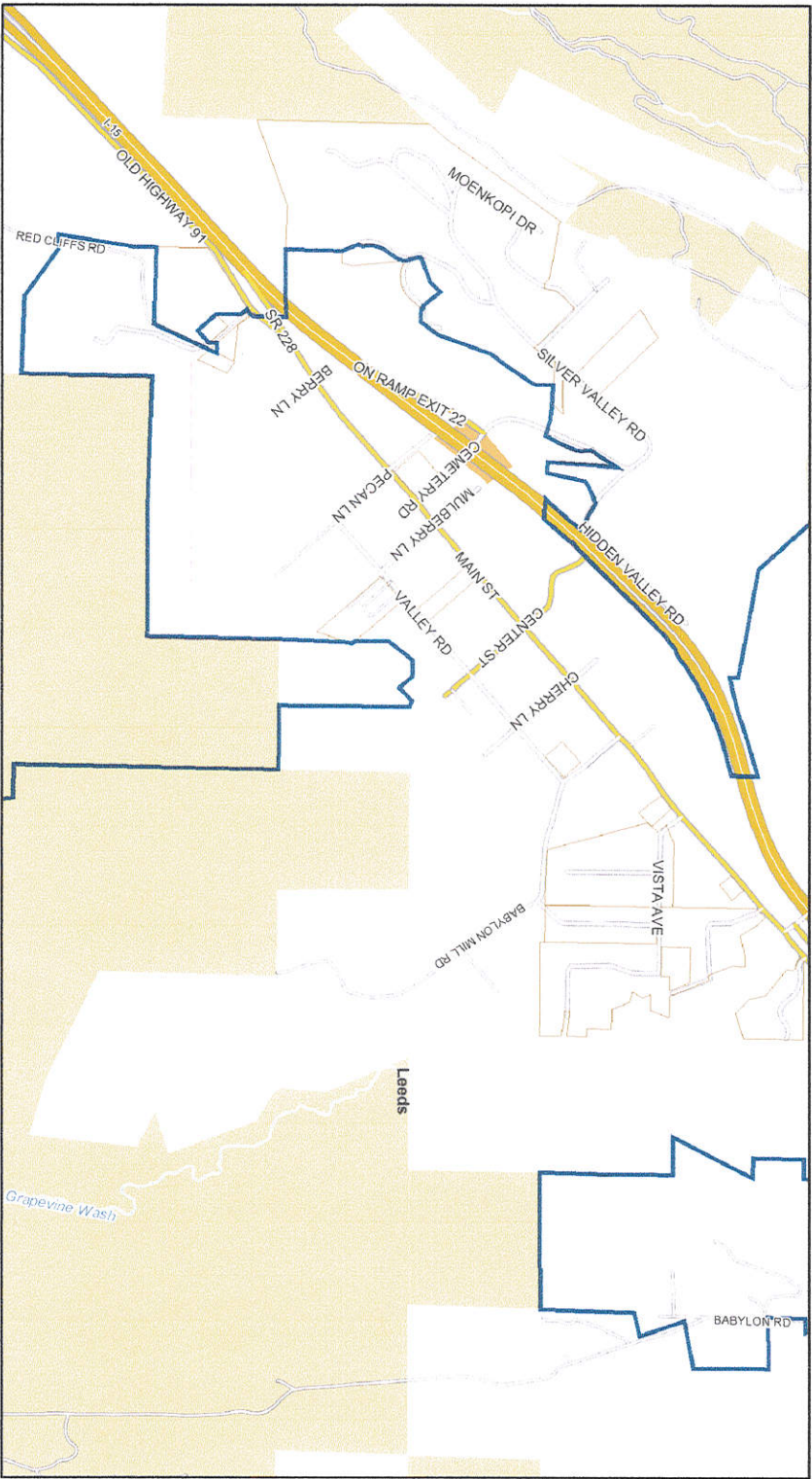
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Leeds Town Street Maintenance Schedule 2015 continued

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Town of Leeds-South East of I 15



0 1750 3500 5250 ft.

Map center: 1099277, 10053971

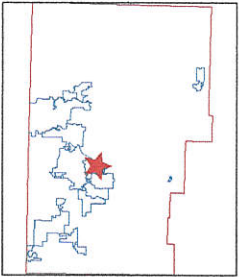
Legend

- Towns
- Municipalities
- Subdivisions
- Streets
- Major
- Minor
- Primary Route
- Secondary Route
- Trail
- Other Roads
- Waterbodies
- Water Courses
- MAJOR PIPELINE/CANAL
- Other
- Parcel Ownership
- U.S. Forest Service
- Bureau of Land Management
- State of Utah
- Wilderness Area
- Shovel's Reservation
- National Park Service
- State Park
- Washington County
- Utah Division of Transportation
- Municipality Owned
- Water Conservancy District
- School District
- Utah Division of Wildlife Resources



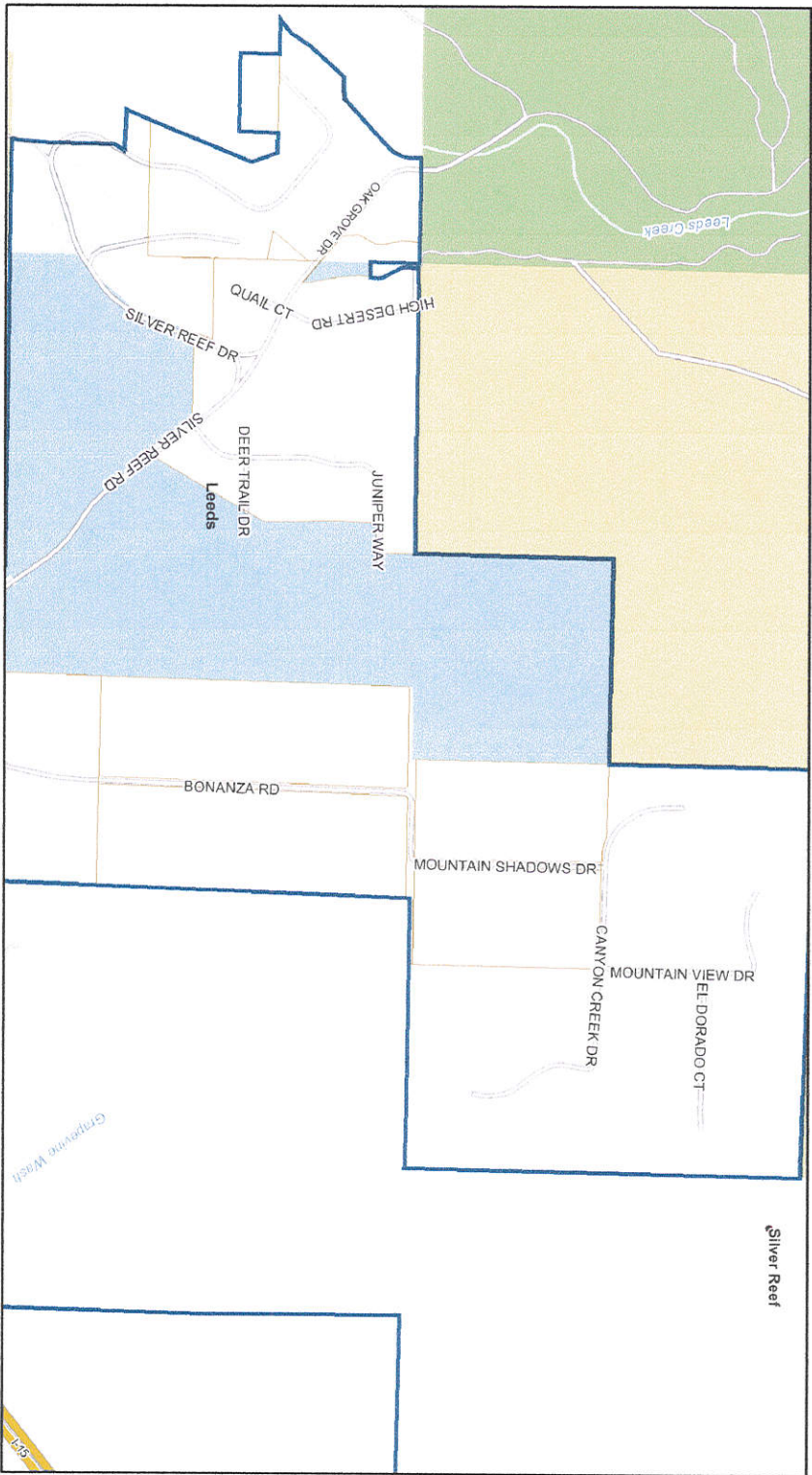
Scale: 1:17,604

This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.
- Washington County Recorder





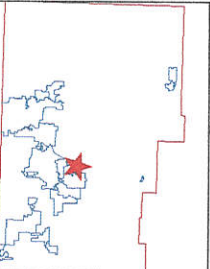
Town of Leeds-Northwest



0 1100 2200 3300 ft.

This plot is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.
- Washington County Recorder

Map center: 1100181, 10063483



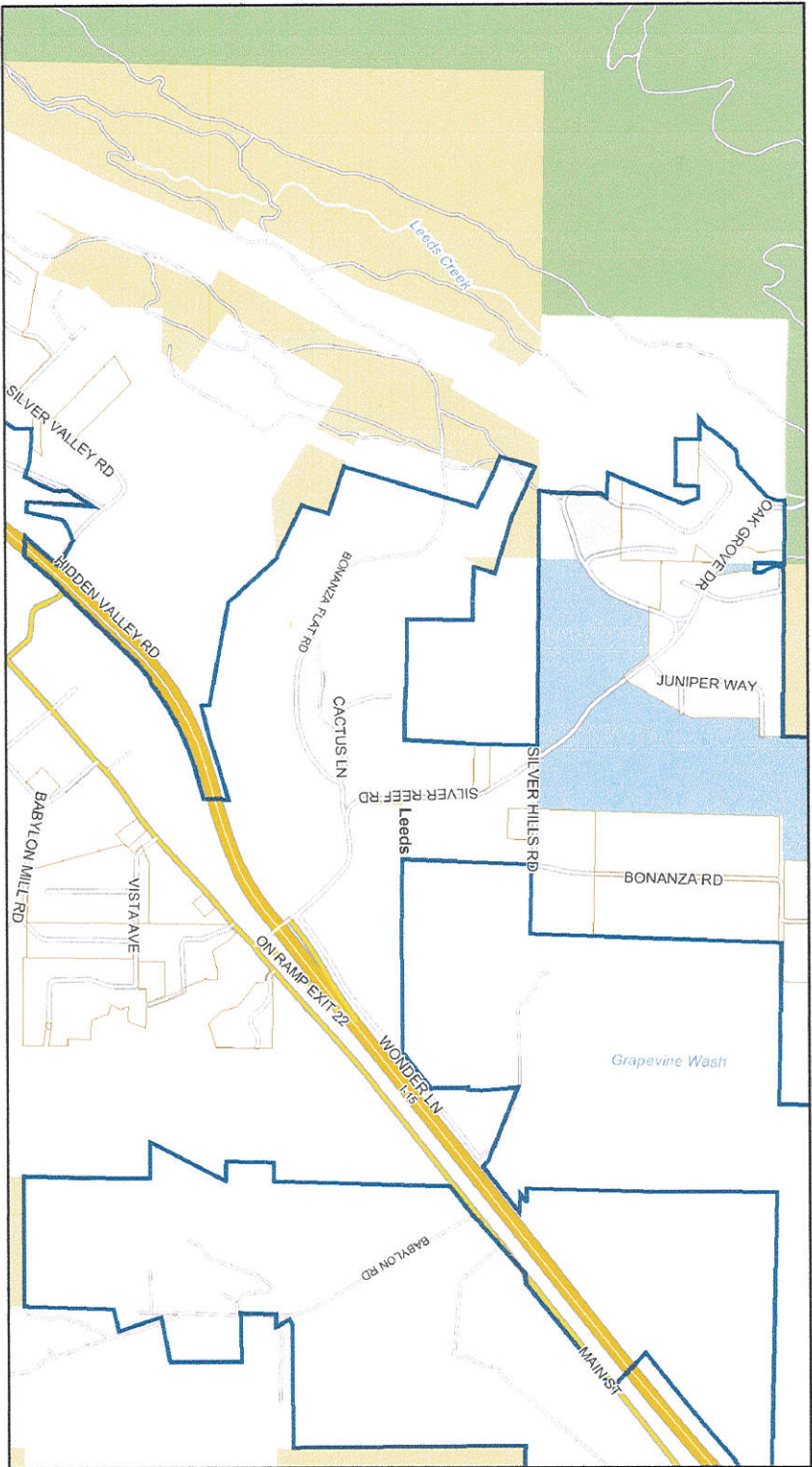
Legend

- Towns
- Municipalities
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- Streets
- Major
- Minor
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- Secondary Route
- Trail
- Other Roads
- Waterbodies
- Water Courses
- MAJOR PIPELINE/CANAL
- Other
- Parcel Ownership
- U.S. Forest Service
- Bureau of Land Management
- State of Utah
- Wilderness Area
- Shoshone Reservation
- National Park Service
- State Park
- Washington County
- Utah Division of Transportation
- Municipally Owned
- Water Conservancy District
- School District
- Utah Division of Wildlife Resources

Scale: 1:11,042



Town of Leeds-Southwest



0 1750 3500 5250 ft.

Map center: 1098966, 10059492

Legend

- Towns
- Municipalities
- Subdivisions
- Streets
- Major
- Minor
- Primary Route
- Secondary Route
- Trail
- Other Roads
- Waterbodies
- Water Courses
- MAJOR PIPELINE/CANAL
- Other
- Parcel Ownership
- U.S. Forest Service
- Bureau of Land Management
- State of Utah
- Wilderness Area
- Shovelwits Reservation
- National Park Service
- State Park
- Washington County
- Utah Division of Transportation
- Municipally Owned
- Water Conservancy District
- School District
- Utah Division of Wildlife Resources

Scale: 1:18,403

This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

- Washington County Recorder

Town of Leeds

Town Council Meeting for April 22, 2015

1. Call to order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:02pm on April 22, 2015, at Leeds Town Hall, 218 N Main.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	
COUNCILMEMBER: RON CUNDICK	x	
COUNCILMEMBER: ANGELA ROHR	x	
COUNCILMEMBER: JOE ALLEN	x	
COUNCILMEMBER: NATE BLAKE		x

3. Pledge of Allegiance by Councilmember Rohr.

4. Declaration of Abstentions or Conflicts: None.

5. Approval of Agenda:

Councilmember Allen moved to approve tonight's agenda and meeting minutes of April 8, 2015. 2nd by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: JOE ALLEN	x			
COUNCILMEMBER: NATE BLAKE				x

6. Citizen Comments: None.

7. Announcements: None.

8. Public Hearings: None.

9. Action Items:

- a. Resolution 2015-01 acceptance of the Town of Leeds Road Easement
Mayor Peterson, this particular road easement would connect Phase II of Silver Pointe Estates, which has a current preliminary plat in place, with Cemetery Road. I got confirmation today from Alpha Engineering that it would connect asphalt to asphalt; it would be a complete connection between those two roads.
Councilmember Allen, so there is no County property that we need to use.
Mayor Peterson, it is County property and I checked with the Town Attorney, Gary Kuhlmann

and he indicated that it is acceptable for a Town to be granted an easement for a road through County property. I also spoke with Ron Whitehead of the County regarding this potential route for a second access to the area. He indicated having seen many plans over the years; he thought this was the most workable and a very acceptable plan given the situation.

Councilmember Rohr, asphalt to asphalt means that the easement will run all the way from Cemetery road to Coolidge?

Mayor Peterson, on the preliminary plat, it is known as Coolidge and the easement that has been granted is by a different land owner, Subdivisions Inc., but it is a perpetual easement. Councilmember Rohr, and does that same land owner own all of the land between there?

Mayor Peterson yes, it is one land owner.

Councilmember Rohr, so when we say the County owns it, it just means it is in the County jurisdiction?

Mayor Peterson yes, it is in the County jurisdiction.

Councilmember Cundick, who is the land owner?

Mayor Peterson, the land owner is Subdivisions, Inc., that is the name of the land owner.

Councilmember Cundick, do we know who the principals are?

Mayor Peterson, the actual easement itself was signed by J. Gordon Casey.

Councilmember Allen made a motion to accept the easement and adopt Resolution 2015-01. 2nd by Councilmember Cundick.

Councilmembers discussed the easement and the potential road further.

Elliott Sheltman, may I ask what the width of the easement is.

Mayor Peterson, the width of the easement is a 66 foot easement and the current preliminary plat has a condition that the road would be built to current Town standards.

Councilmembers discussed the easement further. It was determined that acceptance of the easement does not approve the road. Any road built through there would still have to meet standards the Town requires for building a road.

Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR		x		
COUNCILMEMBER: JOE ALLEN	x			
COUNCILMEMBER: NATE BLAKE				x

10. Discussion Items:

a. Local Sales Tax option

Mayor Peterson, in your packets you have a page that was shared with me at the Dixie Transportation Executive Committee meeting. What this looks at in the left column is the existing fuel tax basis the 2014 B&C distribution. It shows Leeds receiving \$44,839 out a total for the County, a little over 6 million dollars in B&C road funds. At the Utah Legislature, they passed a 5 cent per gallon increase that turns into a 12% tax as prices rise, so it is meant to be indexed to higher prices going forward in time and not requiring a resetting of the cents per

gallon tax as time goes by. The actual additional revenue that will flow to Leeds as a result of that is \$8,203.00, so it's a little less than 20% more that we would be receiving as a result of what has already been passed. In the right column you see the impact of an optional local sales tax. That is a sales tax on all goods and services subject to sales tax and it is a .25 of 1% addition. Should that be passed, based on the rate of spending that was seen from 2014 and utilizing the formulas based on population, which accounts for 2/3 of distribution and point of sale, which accounts for 1/3 of distribution of these sales taxes; Leeds would receive an additional \$7,726.00 if spending remained the same as it was in 2014. The question that is being raised is, this tax is not local to the extent of a Town or City being allowed to determine whether they want it or not. It is a County by County decision that needs to be reached. At this point in time, the County is requesting that each of the Towns in Washington County share their views as to whether or not they think they would be in favor of a local option being passed in order to allow for additional funding.

Councilmember Allen, so the chart we have in front of us somewhat implies with this optional local sales tax, the funds would be allocated specifically to roads. Is that the case, or is this just a .25% increase to sales tax and the money comes in and goes to the general fund.

Mayor Peterson, it would be allocated to roads. It would be coming in with a designation for spending on roads. For some Cities and Town's they already use general fund money, so it may not result in an increase in spending. In many years we do not utilize anything beyond B&C road funds, so for us, it would be an increased spending on roads.

Councilmembers discussed the tax further.

b. DXATC (Dixie Applied Technology College) funding

Councilmembers discussed the \$13 million dollar bond for the new DXATC (Dixie Applied Technology College).

Elliott Sheltman, does anybody know how many students they have now.

Mayor Peterson, one thing I believe is they have 24 active certificate programs. Many of them are in medical fields, not as in you become a Registered Nurse but as a Nurse's Assistant.

Elliott Sheltman, it's a Trade School right?

Mayor Peterson, it has Electrician Apprentice and Plumbing Apprentice.

Elliott Sheltman, I was just curious because if you take that number of students and divide it into 43 Million, I would be curious to see what the cost would be for people.

Councilmembers discussed different types of programs the College has to offer.

Mayor Peterson, I do have something here that shows Dixie Applied Technology College student headcount has grown from under 500 in 2002 to over 7000 students in 2013.

Elliott Sheltman, is it a 2 year College so you walk out of there with something?

Councilmember Allen, it is a Trade School.

c. 2015-2016 Budget timeline

Mayor Peterson working backwards, we are required by State Law to pass our budget in June and the actual date is such that we must pass it prior to our second regular scheduled June meeting; therefore, we will be looking to approve the budget at the first meeting in June. We have to have a preliminary budget in place by the second meeting in May, which means if people have ideas and thoughts for any significant changes in how we have been directing our resources, bring them to the first meeting in May. That will allow the process to be worked on by the Treasurer, office staff and myself in order to come up with a set of numbers that seem to reflect what we are looking to do.

d. Discussion regarding Ordinance 2015-02, Land Use Ordinance Chapter 20, Hillside Protection Overlay Zone

Mayor Peterson, in our packets is an updated version of the chapter in our Land Use Ordinance. It reflects what Council last spoke about in section 20.2. What it refers to is, it no longer allows it for a variety of purposes but rather would allow it as a special road designated in the following manner;

a special exception is granted only with regard to the development of an alternate to Silver Reef Road as an access, to allow the construction and development of an access road, originating near the Silver Reef Catholic Cemetery and continuing through the land covered by and roughly within the easement described in the agreement dated May 5, 2014, between Subdivisions, Inc. and Town of Leeds, attached hereto as Exhibit A.

Exhibit A is what we voted to approve, the actual acceptance of that easement this evening and then it says;

Despite this special exception, the construction and development of this access road shall be done strictly in accordance with all other terms of this Chapter and all other applicable ordinances, standards and specifications.

What this means is, the road that would be built through there would need to meet Leeds standards. It wouldn't just be a hard packed soft surface, it would be a finished hard surface with the thickness of road base and asphalt as per Leeds road standards.

Councilmember Allen, my only suggestion is, in the section where it talked about an agreement between Subdivision, Inc. and the Town of Leeds; after the Resolution had been recorded, add the recording number.

Mayor Peterson clarified the recommended amendment with Councilmember Allen.

Councilmember Allen, I think we have got to do this where we have got more households on the Silver Reef side of the freeway than fire code allows. Nobody is coming forward with a better alternative for a second access. We now have the easement, or we will once it has been recorded and in the absence of a better alternative, I say we need to be preparing for this access.

Councilmember Cundick, I think part of the problem is we are kind of trying to put together some of the things that fell apart a few years ago. It narrows our options considerably in terms of what we can do and the time frame in which we have to act because of the people that are affected by it. That has been my biggest concern addressing this whole thing. Councilmembers discussed the road and the Ordinance further. The Ordinance will be updated with the County's recording number, placed on the first meeting agenda in May and on the Town's Website.

11. Citizen Comments:

Elliott Sheltman, I have a couple of issues with the School. The problem is with the premise. \$43,000,000 dollars to build a building that is on top of what use to be our Airport. I remember all the things that we were promised about that property. The Airport that we put out in the middle of nowhere, that doesn't drive by a restaurant, or a store, or anywhere, killed those sales on your way to and from the airport. That was going to bring in \$270,000,000 dollars a year in revenue. It is not doing that, it is basically a shuttle service for Skywest employees. If you fly on it, you know that. The reason they have 2 flights to Denver is because they have a school over there, a training center. They don't even have a direct flight to L.A.

Councilmember Allen, Skywest does not go to Denver, it is United.

Elliott Sheltman my point is, the plateau area that used to be the Airport, we were told that was going to be industry. Elliott discussed it further and indicated he would like to see the College use an existing commercial building.

Councilmembers discussed the College further.

Elliott Sheltman, one other issue is, on the 30% slope in the road, are we not going to connect that to Silver Reef Road? Is that going to be connected? You said it was going to stop or is it going to go all the way to Silver Reef road.

Mayor Peterson there will be other Town roads that would get you to Silver Reef road over the road that connects at the Catholic Cemetery. It would be one continuous road.

Elliott Sheltman if I remember right, Phase I does not have a 66 foot right-of-way going through Phase I. It is basically a rural residential road which is 50 foot, I think. I am just saying that because you're connecting two major roads.

Elliott Sheltman discussed the roads further with Councilmembers.

Councilmember Allen, Phase I has a 66 foot wide easement on Bonanza Flat road and discussed it further with Elliott.

12. Staff Reports:

Councilmembers discussed the Silver Reef Park. Mayor Peterson will contact SITLA to see if they are willing to lease or deed the property adjacent to the park.

Elliott Sheltman indicated LDWA has irrigation shares if the Town needs water for the park.

Councilmembers discussed it and Elliott will get the Town an estimate for purchasing the irrigation shares.

Councilmember Rohr, I hope that each of you will look over Daren Cottam's proposal that was emailed to you. He will be doing a presentation at our next meeting.

Councilmember Rohr and Mayor Peterson discussed the recording of a roll call and the written format of the meeting minutes.

13. Adjournment:

Councilmember Allen adjourned the meeting.

Time: 8:17pm.

APPROVED ON THIS _____ DAY OF _____, 2015

Mayor, Wayne Peterson

ATTEST:

Kristi Barker, Deputy Clerk/Recorder

Town of Leeds, Utah
Working Budget Format
F.Y.E. 6.30.14-15

Source of Revenue	Current Year Estimate			2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014- 2015 Budget Over (Under)
	4-30.2015 Actual YTD	EST YTD	Estimated 6-30-2015				
Hinton and Burdick payroll	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Capital Accounts			\$0.00		\$0.00		\$0.00
New Fire Station	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Wastewater	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Capital Accounts - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total Capital Accounts	\$0.00		\$0.00		\$0.00		\$0.00
CHARGES FOR SERVICES			\$0.00		\$0.00		\$0.00
Cemetery			\$0.00		\$0.00		\$0.00
Burial Fees	\$1,025.00	\$550.00	\$1,575.00	\$2,000.00	-\$425.00	\$2,000.00	\$0.00
Lot Sales			\$0.00	\$0.00	\$0.00		\$0.00
Cemetery - Other	\$0.00		\$0.00		\$0.00		\$0.00
Total Cemetery	\$1,025.00	\$550.00	\$1,575.00	\$2,000.00	-\$425.00	\$2,000.00	\$0.00
Charges for Copies and Fax	\$0.00		\$0.00	\$25.00	-\$25.00	\$25.00	\$0.00
General Government	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
GRAMA Request	\$0.00		\$0.00	\$50.00	-\$50.00	\$50.00	\$0.00
Sanitation	\$49,842.00		\$49,842.00	\$50,000.00	-\$158.00	\$50,000.00	\$0.00
CHARGES FOR SERVICES - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total CHARGES FOR SERVICES	\$50,867.00	\$550.00	\$51,417.00	\$52,075.00	-\$658.00	\$52,075.00	\$0.00
CONTRIBUTIONS & TRANSFERS			\$0.00		\$0.00		\$0.00
WCSW Recycling	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
WCSSD RECYCLE	\$477.00		\$477.00	\$500.00	-\$23.00	\$400.00	-\$100.00
Princess fund raiser			\$0.00	\$0.00	\$0.00		\$0.00
Contributions	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Debt Service			\$0.00		\$0.00		\$0.00
3312F - Fire District	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Debt Service - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Donations/Grants			\$0.00		\$0.00		\$0.00

Town of Leeds, Utah
Working Budget Format
F.Y.E. 6.30.14-15

Source of Revenue	Current Year Estimate			2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014- 2015 Budget Over (Under)
	4-30.2015 Actual YTD	EST YTD	Estimated 6-30-2015				
Beaufication Project	\$0.00		\$0.00	\$15,000.00	-\$15,000.00		-\$15,000.00
ccc camp	\$0.00	\$140.00	\$140.00	\$0.00	\$140.00		\$0.00
Cemette ry Donations	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Cemetery Donations	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Donations			\$0.00		\$0.00		\$0.00
Float for fair	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Donations - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Historical	\$5,840.00		\$5,840.00	\$0.00	\$5,840.00		\$0.00
Park Donations	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Police Dept Donations	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Donations/Grants - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total Donations/Grants	\$5,840.00	\$140.00	\$5,980.00	\$15,000.00	-\$9,020.00	\$0.00	-\$15,000.00
General Fund			\$0.00		\$0.00		\$0.00
Dividend Check ULGT	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
General Fund - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Reconciliation Adjustment	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Transfer from Beginning Fund Balance	\$0.00	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00		-\$20,000.00
3880 · Class "C" Road Funds	\$0.00	\$131,529.00	\$131,529.00	\$126,977.00	\$4,552.00	\$159,024.00	\$32,047.00
CONTRIBUTIONS & TRANSFERS - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total CONTRIBUTIONS & TRANSFERS	\$6,317.00	\$151,669.00	\$157,986.00	\$162,477.00	-\$4,491.00	\$159,424.00	-\$3,053.00
IMPACT FEES INCOME			\$0.00		\$0.00		\$0.00
Impact Fee Public Safety Income	\$1,575.00		\$1,575.00	\$1,575.00	\$0.00	\$1,575.00	\$0.00
Impact Fee Roads Income	\$9,885.00		\$9,885.00	\$9,885.00	\$0.00	\$9,885.00	\$0.00
Impact Fees Park Income	\$3,900.00		\$3,900.00	\$3,900.00	\$0.00	\$3,900.00	\$0.00
Interest public Safety fees	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
IMPACT FEES INCOME - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00

Town of Leeds, Utah
Working Budget Format
F.Y.E. 6.30.14-15

Source of Revenue	Current Year Estimate				2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014- 2015 Budget Over (Under)
	4-30.2015 Actual YTD	EST YTD	Estimated 6-30-2015					
Total IMPACT FEES INCOME	\$15,360.00	\$0.00	\$15,360.00	\$0.00	\$15,360.00	\$0.00	\$15,360.00	\$0.00
INTERGOVERNM'L REVENUE				\$0.00		\$0.00		\$0.00
Class C Road Funds	\$22,556.00	\$20,000.00	\$42,556.00	\$43,000.00	-\$444.00	\$53,000.00	\$10,000.00	\$0.00
Court Fines			\$0.00		\$0.00			\$0.00
Traffic School	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Court Fines - Other	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Total Court Fines	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Federal Grants			\$0.00		\$0.00			\$0.00
Police Dept. Grants			\$0.00		\$0.00			\$0.00
Cops Grant	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Cops More Grant	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
LLEBG	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Police Dept. Grants - Other	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Total Police Dept. Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Federal Grants - Other	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Total Federal Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Leeds Area SSD 911 Fees	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Leeds Area SSD payment			\$0.00		\$0.00			\$0.00
CCJJ Police Grant	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Leeds Area SSD payment - Other		\$6,181.00	\$6,181.00	\$6,181.00	\$0.00	\$6,181.00		\$0.00
Total Leeds Area SSD payment	\$0.00	\$6,181.00	\$6,181.00	\$6,181.00	\$0.00	\$6,181.00		\$0.00
Liquor Fund Allotment	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
State Grant-UDOT	\$61,600.00		\$61,600.00	\$50,000.00	\$11,600.00			-\$50,000.00
State Shared Revenue	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
INTERGOVERNM'L REVENUE - Other	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Total INTERGOVERNM'L REVENUE	\$84,156.00	\$26,181.00	\$110,337.00	\$99,181.00	\$11,156.00	\$59,181.00		-\$40,000.00
LICENSES & PERMITS			\$0.00		\$0.00			\$0.00
Animal Licenses	\$175.00	\$50.00	\$225.00	\$200.00	\$25.00	\$250.00		\$50.00

Town of Leeds, Utah
Working Budget Format
F.Y.E. 6.30.14-15

Source of Revenue	Current Year Estimate			2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014- 2015 Budget Over (Under)
	4-30.2015 Actual YTD	EST YTD	Estimated 6-30-2015				
Annexation Fees	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Building Inspection Fees	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Building Permits	\$23,638.00	\$2,000.00	\$25,638.00	\$10,000.00	\$15,638.00	\$20,000.00	\$10,000.00
Business Licenses	\$1,510.00	\$200.00	\$1,710.00	\$1,800.00	-\$90.00	\$1,800.00	\$0.00
Conditional Use Permits	\$350.00		\$350.00	\$100.00	\$250.00	\$100.00	\$0.00
Developments Fees			\$0.00	\$1,000.00	-\$1,000.00	\$1,000.00	\$0.00
Application Anendment	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Liquor License Bonds	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Misc. Licenses, Permits & Fees			\$0.00		\$0.00		\$0.00
Encroachment Permits	\$125.00		\$125.00	\$375.00	-\$250.00	\$375.00	\$0.00
General Plan Amendment Appl.	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Liquor	\$200.00		\$200.00	\$200.00	\$0.00	\$200.00	\$0.00
Misc. Licenses, Permits & Fees - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total Misc. Licenses, Permits & Fees	\$325.00	\$0.00	\$325.00	\$575.00	-\$250.00	\$575.00	\$0.00
Professional Services			\$0.00		\$0.00		\$0.00
Engineering Fees	\$0.00		\$0.00	\$5,000.00	-\$5,000.00	\$5,000.00	\$0.00
Legal Fees			\$0.00	\$5,000.00	-\$5,000.00	\$5,000.00	\$0.00
Professional Services - Other	\$0.00		\$0.00	\$2,500.00	-\$2,500.00	\$2,500.00	\$0.00
Total Professional Services	\$0.00	\$0.00	\$0.00	\$12,500.00	-\$12,500.00	\$12,500.00	\$0.00
Qwest Claim	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Subdivision Applications	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Zone Change Applications	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
LICENSES & PERMITS - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total LICENSES & PERMITS	\$25,998.00	\$2,250.00	\$28,248.00	\$26,175.00	\$2,073.00	\$36,225.00	\$10,050.00
MISC. REVENUE			\$0.00		\$0.00		\$0.00
Cemetery	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Historical Society	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Interest Earnings on accounts	\$1,046.00	\$300.00	\$1,346.00	\$1,800.00	-\$454.00	\$1,200.00	-\$600.00

Town of Leeds, Utah
Working Budget Format
F.Y.E. 6.30.14-15

Source of Revenue	Current Year Estimate			2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014- 2015 Budget Over (Under)
	4-30.2015 Actual YTD	EST YTD	Estimated 6-30-2015				
Interest Earnings 1117 PTIF Gen	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Interest Earnings Dontions	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Interest Earnings Historical	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Interest for Roads B & C	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Interest for Sidewalks & Gutter	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Interest Earnings on accounts - Other	\$0.00		\$0.00		\$0.00		\$0.00
Total Interest Earnings on accounts	\$1,046.00	\$300.00	\$1,346.00	\$1,800.00	-\$454.00	\$1,200.00	-\$600.00
MISC REVENUE uncategorized Inco	\$38.00		\$38.00	\$0.00	\$38.00		\$0.00
Reimbursements	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Rents & Concessions			\$0.00		\$0.00		\$0.00
4th July	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Princess Pageant Fund-Raiser			\$0.00	\$500.00	-\$500.00	\$500.00	\$0.00
Rent and Deposit on Pavilion	\$125.00	\$100.00	\$225.00	\$350.00	-\$125.00	\$350.00	\$0.00
Wild West Days in Leeds	\$1,525.00		\$1,525.00	\$2,200.00	-\$675.00	\$2,200.00	\$0.00
Rents & Concessions - Other	\$100.00		\$100.00	\$50.00	\$50.00	\$50.00	\$0.00
Total Rents & Concessions	\$1,750.00	\$100.00	\$1,850.00	\$3,100.00	-\$1,250.00	\$3,100.00	\$0.00
Returned Check Fees	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Uncategorized Income	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Various Sundry	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Vehicle Sale	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
MISC. REVENUE - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
Total MISC. REVENUE	\$2,834.00	\$400.00	\$3,234.00	\$4,900.00	-\$1,666.00	\$4,300.00	-\$600.00
TAXES			\$0.00		\$0.00		\$0.00
Fee-in-Lieu of Property Taxes	\$3,994.00	\$800.00	\$4,794.00	\$5,500.00	-\$706.00	\$4,500.00	-\$1,000.00
Franchise Taxes			\$0.00		\$0.00		\$0.00
Municipal Energy Tax	\$33,343.00	\$2,500.00	\$35,843.00	\$33,000.00	\$2,843.00	\$33,000.00	\$0.00
Municipal Telecom License Tax	\$10,726.00	\$2,500.00	\$13,226.00	\$17,000.00	-\$3,774.00	\$17,000.00	\$0.00
Franchise Taxes - Other	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00

Town of Leeds, Utah
Working Budget Format
F.Y.E. 6.30.14-15

Source of Revenue	Current Year Estimate			2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014- 2015 Budget Over (Under)
	4-30.2015 Actual YTD	EST YTD	Estimated 6-30-2015				
Total Franchise Taxes	\$44,069.00	\$5,000.00	\$49,069.00	\$50,000.00	-\$931.00	\$50,000.00	\$0.00
Gen. Property Taxes - Current	\$61,933.00	\$1,000.00	\$62,933.00	\$54,000.00	\$8,933.00	\$60,000.00	\$6,000.00
Gen. Sales & Use Taxes	\$30,942.00	\$30,000.00	\$60,942.00	\$70,000.00	-\$9,058.00	\$70,000.00	\$0.00
Interest on taxes	\$50.00		\$50.00		\$50.00		\$0.00
Penalties	\$26.00		\$26.00	\$400.00	-\$374.00	\$400.00	\$0.00
Prior Years' Taxes - Delinquent	\$2,480.00	\$900.00	\$3,380.00	\$6,000.00	-\$2,620.00	\$3,000.00	-\$3,000.00
RAP Taxes	\$0.00		\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
Total TAXES	\$143,494.00	\$37,700.00	\$181,194.00	\$185,900.00	-\$4,706.00	\$197,900.00	\$12,000.00
Total Income	\$329,026.00	\$218,750.00	\$547,776.00	\$546,068.00	\$1,708.00	\$524,465.00	-\$21,603.00

Source of Expense	Current Year Estimate				2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014-2015 Budget Over (Under)
	4-30.2015 YTD	EST YTD	Estimated 6-30-2015	Actual				
Leeds area SSD impact fees	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Construction/impactFees				\$0.00		\$0.00		\$0.00
Impact Parks Spent	\$8,514.00	\$2,000.00		\$10,514.00	\$0.00	\$10,514.00		\$0.00
Impact Public Safety Spent	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Construction/impactFees - Other				\$0.00	\$0.00	\$0.00		\$0.00
Total Construction/impactFees	\$8,514.00	\$2,000.00		\$10,514.00	\$0.00	\$10,514.00		\$0.00
401K	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Building Expenses - Handicap Ra	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Capital Outlay Sewer Project	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Capital Projects				\$0.00		\$0.00		\$0.00
New Fire Station	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Town Square	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Wastewater	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Capital Projects - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Capital Projects	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
COMMUNITY & ECONOMIC DEVELOP.				\$0.00		\$0.00		\$0.00
CDBG Grant (Engineering Fees)	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
COMMUNITY & ECONOMIC DEVELOP. - other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total COMMUNITY & ECONOMIC DEVELOP.	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Capital Outlay	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Budget Increase in Fund Balance				\$0.00		\$0.00		\$0.00
Payroll Fees	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Budget Increase in Fund Balance - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Budget Increase in Fund Balance	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
General Fund	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
CULTURE & RECREATION				\$0.00		\$0.00		\$0.00
Wild West Days				\$0.00	\$0.00	\$0.00		\$0.00
Refund back on Peach Pavillon		\$150.00		\$150.00	\$175.00	-\$25.00	\$175.00	\$0.00
TreeCityUSA /Arbor Day	\$47.00			\$47.00	\$0.00	\$47.00	\$0.00	\$0.00

Source of Expense	Current Year Estimate				2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014-2015 Budget Over (Under)
	4-30.2015 YTD	EST YTD	Estimated 6-30-2015	Actual				
Cemetery				\$0.00		\$0.00		\$0.00
Water	\$440.00		\$360.00	\$800.00	\$750.00	\$50.00	\$480.00	-\$270.00
Landscape/Irrigation				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot buy-back				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Open/close grave	\$500.00			\$500.00	\$2,000.00	-\$1,500.00	\$2,000.00	\$0.00
Cemetery - Other				\$0.00	\$250.00	-\$250.00	\$250.00	\$0.00
Total Cemetery	\$940.00		\$360.00	\$1,300.00	\$3,000.00	-\$1,700.00	\$2,730.00	-\$270.00
Historical Preservation- Tithing House	\$2,375.00			\$2,375.00	\$0.00	\$2,375.00		\$0.00
Historical Preservation				\$0.00		\$0.00		\$0.00
CCC Camp	\$798.00		\$200.00	\$998.00	\$0.00	\$998.00		\$0.00
Historical Preservation - Other	\$4,762.00			\$4,762.00	\$20,000.00	-\$15,238.00		-\$20,000.00
Total Historical Preservation	\$5,560.00		\$200.00	\$5,760.00	\$20,000.00	-\$14,240.00		-\$20,000.00
Recognition	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Recreation				\$0.00		\$0.00		\$0.00
Town Celebrations	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Recreation - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Recreation	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Culture & Recreation				\$0.00		\$0.00		\$0.00
4th July fireworks	\$1,100.00			\$1,100.00	\$1,200.00	-\$100.00	\$1,100.00	-\$100.00
4th of July	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Easter	\$266.00		\$25.00	\$291.00	\$350.00	-\$59.00	\$350.00	\$0.00
General	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Halloween	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Princess Pageant	\$527.00			\$527.00	\$2,000.00	-\$1,473.00	\$1,000.00	-\$1,000.00
Washington Co Fair	\$1,263.00			\$1,263.00	\$300.00	\$963.00	\$1,300.00	\$1,000.00
Wild West Day In Leeds	\$3,057.00		\$0.00	\$3,057.00	\$3,000.00	\$57.00	\$3,000.00	\$0.00
Culture & Recreation - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Culture & Recreation	\$6,213.00		\$25.00	\$6,238.00	\$6,850.00	-\$612.00	\$6,750.00	-\$100.00
Wells Fargo Monument	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00

Source of Expense	Current Year Estimate				2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014-2015 Budget Over (Under)
	4-30,2015 YTD	EST YTD	Estimated 6-30-2015	Actual				
CULTURE & RECREATION - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total CULTURE & RECREATION	\$15,135.00	\$735.00	\$15,870.00	\$30,025.00	-\$14,155.00	\$9,655.00	-\$20,370.00	
Currency fee	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Dues & Subscriptions	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Equipment, Supplies	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Fire Dept	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Culture and Recreations Total	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
GENERAL GOVERNMENT				\$0.00	\$0.00			\$0.00
Unemployment Insurance	\$1,157.00			\$1,157.00	\$157.00	\$1,200.00		\$200.00
Water	\$0.00			\$0.00	\$0.00			\$0.00
Administration				\$0.00	\$0.00			\$0.00
Phone	\$1,864.00	\$321.00	\$2,185.00	\$2,000.00	\$185.00	\$2,200.00		\$200.00
Water*	\$440.00	\$80.00	\$520.00	\$500.00	\$20.00	\$500.00		\$0.00
Gas	\$451.00	\$100.00	\$551.00	\$800.00	-\$249.00	\$800.00		\$0.00
Power	\$1,584.00	\$400.00	\$1,984.00	\$2,200.00	-\$216.00	\$2,200.00		\$0.00
Banking Fees	\$14.00		\$14.00	\$0.00	\$14.00			\$0.00
Bldg Permit Surcharge Fees	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Building Maintenance	\$1,312.00	\$700.00	\$2,012.00	\$5,500.00	-\$3,488.00	\$5,500.00		\$0.00
Dues & Subscriptions	\$988.00	\$1,100.00	\$2,088.00	\$2,000.00	\$88.00	\$2,000.00		\$0.00
Meals	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Office Supplies			\$0.00		\$0.00			\$0.00
Copier Lease	\$1,947.00	\$400.00	\$2,347.00	\$3,400.00	-\$1,053.00	\$2,400.00		-\$1,000.00
Postage/Shipping	\$686.00		\$686.00	\$650.00	\$36.00	\$700.00		\$50.00
Office Supplies - Other	\$2,659.00	\$1,000.00	\$3,659.00	\$5,000.00	-\$1,341.00	\$5,000.00		\$0.00
Total Office Supplies	\$5,292.00	\$1,400.00	\$6,692.00	\$9,050.00	-\$2,358.00	\$8,100.00		-\$950.00
pettycash	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Public & Legal Notices	\$755.00	\$500.00	\$1,255.00	\$2,000.00	-\$745.00	\$2,000.00		\$0.00
Service Fee	\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
Training	\$2,661.00		\$2,661.00	\$2,000.00	\$661.00	\$2,500.00		\$500.00

Source of Expense	Current Year Estimate				2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014-2015 Budget Over (Under)
	4-30-2015 YTD	EST YTD	Estimated	Actual				
Travel	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
4142 · Admin Wages				\$0.00		\$0.00		\$0.00
Admin Wages	\$50,186.00	\$9,900.00		\$60,086.00	\$71,280.00	-\$11,194.00	\$62,530.00	-\$8,750.00
Employee Benefits	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Payroll Expense	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Payroll Processing	\$1,217.00	\$200.00		\$1,417.00	\$800.00	\$617.00	\$1,400.00	\$600.00
Payroll taxes	\$5,392.00	\$1,000.00		\$6,392.00	\$6,150.00	\$242.00	\$6,160.00	\$10.00
4142 · Admin Wages - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total 4142 · Admin Wages	\$56,795.00	\$11,100.00		\$67,895.00	\$78,230.00	-\$10,335.00	\$70,090.00	-\$8,140.00
Administration - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Administration	\$72,156.00	\$15,701.00		\$87,857.00	\$104,280.00	-\$16,423.00	\$95,890.00	-\$8,390.00
Audit	\$3,594.00			\$3,594.00	\$3,500.00	\$94.00	\$3,500.00	\$0.00
Early Appeal	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Elections	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
General Consultation	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Legal	\$7,663.00	\$5,000.00		\$12,663.00	\$29,810.00	-\$17,147.00	\$23,000.00	-\$6,810.00
Legal Notices	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Legislative				\$0.00		\$0.00		\$0.00
Codification	\$0.00			\$0.00	\$10,000.00	-\$10,000.00	\$10,000.00	\$0.00
Dues and Subscriptions	\$1,817.00			\$1,817.00	\$3,750.00	-\$1,933.00	\$3,750.00	\$0.00
Legislative - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Legislative	\$1,817.00	\$0.00		\$1,817.00	\$13,750.00	-\$11,933.00	\$13,750.00	\$0.00
Legislative Wages	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Liability Insurance & Bonds				\$0.00		\$0.00		\$0.00
LASSD BOND	\$6,181.00			\$6,181.00	\$6,181.00	\$0.00	\$6,181.00	\$0.00
Liability Insurance & Bonds - Other	\$10,814.00	\$250.00		\$11,064.00	\$10,000.00	\$1,064.00	\$12,000.00	\$2,000.00
Total Liability Insurance & Bonds	\$16,995.00	\$250.00		\$17,245.00	\$16,181.00	\$1,064.00	\$18,181.00	\$2,000.00
Materials	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Planning & Zoning	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00

Source of Expense	Current Year Estimate				2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014-2015 Budget Over (Under)
	4-30.2015 YTD	EST YTD	Estimated 6-30-2015	Actual				
Prisbrey Dispute	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Professional Services				\$0.00		\$0.00		\$0.00
Accounting	\$495.00	\$200.00		\$695.00	\$900.00	-\$205.00	\$900.00	\$0.00
Silver Eagale	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Grapevine Wash Development	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Silver Point Estates	\$4,465.00			\$4,465.00	\$0.00	\$4,465.00		\$0.00
Building Inspections	\$5,900.00	\$1,000.00		\$6,900.00	\$6,000.00	\$900.00	\$7,000.00	\$1,000.00
Computer Technology		\$100.00		\$100.00	\$2,000.00	-\$1,900.00	\$2,000.00	\$0.00
Engineering	\$16,395.00	\$4,000.00		\$20,395.00	\$20,000.00	\$395.00	\$15,000.00	-\$5,000.00
Information Technology	\$396.00	\$100.00		\$496.00	\$4,000.00	-\$3,504.00	\$4,000.00	\$0.00
Professional Services	\$0.00			\$0.00		\$0.00		\$0.00
Independent Contractor	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Planner	\$1,920.00	\$500.00		\$2,420.00	\$5,000.00	-\$2,580.00	\$5,000.00	\$0.00
Public & Legal Notices	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Professional Services - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Professional Services	\$1,920.00	\$500.00		\$2,420.00	\$5,000.00	-\$2,580.00	\$5,000.00	\$0.00
Professional Services - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Professional Services	\$29,571.00	\$5,900.00		\$35,471.00	\$37,900.00	-\$2,429.00	\$33,900.00	-\$4,000.00
Travel & Training	\$357.00			\$357.00	\$500.00	-\$143.00	\$500.00	\$0.00
GENERAL GOVERNMENT - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total GENERAL GOVERNMENT	\$133,310.00	\$26,851.00		\$160,161.00	\$206,921.00	-\$46,760.00	\$189,921.00	-\$17,000.00
Travel to Town Meetings	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
HIGHWAYS & STREETS				\$0.00		\$0.00		\$0.00
Class B & C Road Funds	\$1,800.00			\$1,800.00	\$169,977.00	-\$168,177.00	\$212,024.00	\$42,047.00
CONSTRUCTION	\$0.00	\$2,500.00		\$2,500.00	\$4,500.00	-\$2,000.00	\$4,500.00	\$0.00
Equipment	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Fuel for Truck	\$825.00	\$200.00		\$1,025.00	\$1,300.00	-\$275.00	\$1,300.00	\$0.00
Main Street Project	\$84,788.00			\$84,788.00	\$50,000.00	\$34,788.00		-\$50,000.00
Project Engineering	\$4,310.00			\$4,310.00	\$0.00	\$4,310.00		\$0.00

Source of Expense	Current Year Estimate				2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014-2015 Budget Over (Under)
	4-30-2015 YTD	EST YTD	Estimated 6-30-2015	Actual				
Repair & Maintenance	\$1,272.00	\$750.00	\$2,022.00		\$2,500.00	-\$478.00	\$2,500.00	\$0.00
Utilities Street Lights	\$3,962.00	\$800.00	\$4,762.00		\$5,000.00	-\$238.00	\$5,000.00	\$0.00
4401 · Highway & Street Wages	\$5,873.00	\$1,500.00	\$7,373.00		\$7,250.00	\$123.00	\$8,060.00	\$810.00
HIGHWAYS & STREETS - Other	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
Total HIGHWAYS & STREETS	\$102,830.00	\$5,750.00	\$108,580.00		\$240,527.00	-\$131,947.00	\$233,384.00	-\$7,143.00
Parks	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
Parks/Public Works			\$0.00			\$0.00		\$0.00
Building repairs/maintenance		\$750.00	\$750.00		\$1,000.00	-\$250.00	\$1,000.00	\$0.00
Park Equipment	\$1,216.00	\$600.00	\$1,816.00		\$2,100.00	-\$284.00	\$2,100.00	\$0.00
Park Improvements	\$105.00	\$200.00	\$305.00		\$600.00	-\$295.00	\$15,315.00	\$14,715.00
Park Maintenance	\$2,955.00	\$200.00	\$3,155.00		\$2,350.00	\$805.00	\$3,000.00	\$650.00
Shop Repairs/Maintenance	\$119.00	\$100.00	\$219.00		\$750.00	\$500.00	\$750.00	\$0.00
Silver Reef Highlands Park		\$320.00	\$320.00		\$500.00	-\$180.00	\$500.00	\$0.00
Truck Fuel & Maintenance	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
TreeCityUSA	\$0.00	\$1,650.00	\$1,650.00		\$1,670.00	-\$20.00	\$1,660.00	-\$10.00
4591 · Cemetary wages	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
4601 · Public Works Wages	\$18,082.00	\$3,700.00	\$21,782.00		\$18,625.00	\$3,157.00	\$24,180.00	\$5,555.00
Parks/Public Works: Water & Utilities	\$889.00	\$150.00	\$1,039.00		\$0.00	\$1,039.00		\$0.00
Total Parks/Public Works	\$23,366.00	\$7,670.00	\$31,036.00		\$27,595.00	\$3,441.00	\$48,505.00	\$20,910.00
Payroll Expenses	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
PUBLIC SAFETY			\$0.00			\$0.00		\$0.00
Leeds Area SSD Bond	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
Miscellaneous	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
Police Department			\$0.00			\$0.00		\$0.00
Dispatch Fees	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
Equipm't & Supplies			\$0.00			\$0.00		\$0.00
Colleter Equipment Donation	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
Equipm't & Supplies - Other	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
Total Equipm't & Supplies	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00

Source of Expense	Current Year Estimate				2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014-2015 Budget Over (Under)
	4-30.2015 YTD	EST YTD	Estimated 6-30-2015	Actual				
Leeds Area 911 Dispatch Fees	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
LLEBG Grant Expenditures	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Travel & Training	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Utilities & DSL Internet	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Vehicle				\$0.00		\$0.00		\$0.00
Equipment				\$0.00		\$0.00		\$0.00
Spillman Yearly Maintenance fe	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Equipment - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Equipment	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Fuel				\$0.00		\$0.00		\$0.00
Excise Tax Credit	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Fuel - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Fuel	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Maintenance	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
New Police Vehicle	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Vehicle - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Vehicle	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
4201 · Police Wages				\$0.00		\$0.00		\$0.00
Payroll Tax Expense	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Police Wages	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
4201 · Police Wages - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total 4201 · Police Wages	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Police Department - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Police Department	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Public Safety Bldg. Remodel				\$0.00		\$0.00		\$0.00
Police station	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Town Hall	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Public Safety Bldg. Remodel - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Public Safety Bldg. Remodel	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00

Source of Expense	Current Year Estimate				2014- 2015Current Year Approved Budget	Comparison to Estimated Over (Under)	2015-16 Tentative Budget	Comparison to 2014-2015 Budget Over (Under)
	4-30,2015 YTD	EST YTD	Estimated 6-30-2015	Actual				
PUBLIC SAFETY - Other	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total PUBLIC SAFETY	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00
SANITATION	\$35,402.00	\$7,200.00		\$42,602.00	\$41,000.00	\$1,602.00	\$43,000.00	\$2,000.00
Sewer Design	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
4000 · Reconciliation Discrepancies	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
6560 · zz	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
6999 · Uncategorized Expenses	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Expense	\$318,557.00	\$50,206.00		\$368,763.00	\$546,068.00	-\$177,305.00	\$524,465.00	-\$21,603.00
Net Ordinary Income	\$10,469.00	\$168,544.00		\$179,013.00		\$179,013.00	\$0.00	\$0.00
Other Income/Expense				\$0.00		\$0.00		\$0.00
Other Income				\$0.00		\$0.00		\$0.00
Hington and Burdick payroll	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Total Other Income	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Net Other Income	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00
Net Income	\$10,469.00	\$168,544.00		\$179,013.00	\$0.00	\$179,013.00	\$0.00	\$0.00

Part II	General Fund Revenues	2013-14	2014-15	2014-15	2015-16
				Current Year	Ensuing Year
	Source of Revenue	Prior Year	Current Year	Approved	Approved
	Taxes	Actual Rev.	Estimate	Bud. Approp.	Bud. Approp.
	1.1 General Property Taxes - Current	55634	62933	54000	60000
	1.2 Prior Years' Taxes - Delinquent	7775	3380	6000	3000
	1.3 General Sales and Use Taxes	86556	60942	70000	80000
	1.4 Franchise Taxes	58089	49069	50000	50000
	1.5 Transient Room Tax				
	1.6 Fee-in-Lieu of Property Taxes	6009	4794	5500	4500
	1.7 Interest	90	50	0	0
	1.8 Penalties	382	26	400	400
	Licenses and Permits				
	2.1 Business Licenses and Permits	1900	1710	1800	1800
	2.2 Non-business Licenses and Permits	0	0	850	850
	2.3 Cemetery - Burial Permits		0	0	0
	2.4 Animal Licenses	10	225	200	250
	2.5 Building Permits	14977			
	2.6				
	Charges for Services				
	3.1 General Government	0	0	75	75
	3.2 Public Safety	6181	6181	6181	6181
	3.3 Streets and Public Improvements				
	3.4 Street Sanitation Charges				
	3.5 Refuse Collection Charges	48518	50319	50500	50400
	3.6 Parks and Public Property				
	3.7 Cemeteries	3350	1575	2000	2000
	3.8 Miscellaneous Services:	8456	29547	28225	37625
	3.9				
	3.1				
	Fines and Forfeitures				
	4.1 Fines and Forfeitures				
	4.2 Forfeitures				

4.3 Other: Impact Fees	20480	15360	15360
4.4 Other:			
Intergovernmental Revenue			
5.1 Federal Grants			0
5.2 State Grants- UDOT		61600	50000
5.3 State Shared Revenue			0
5.4 Class "C" Road Fund Allotment	36523	48536	58000
5.5 Liquor Fund Allotment	0		53000
5.6 Grants from Local Units:			
5.7 Donations and Grants	120		0
5.8			
Miscellaneous Revenue			
6.1 Interest Earnings	2104		
6.2 Rents and Concessions	550		
6.3 Sale of Fixed Assets - Compensation for Loss			
6.4 Sale of Materials and Supplies			
6.5 Sales of Bonds			
6.6 Other Financing - Capital Lease Obligations			
6.7 WCSSD Recycle	516		
6.8			
Contributions and Transfers			
7.1 Transfer From:			
7.2 Transfer From:			
7.3 Transfer From:			
7.4 Loan From:			
7.5 Contribution from Private Sources			
7.6 Beg. Class "C" Road Fund Bal. to be Appropri.		151529	146977
7.7			159024
7.8			
7.9			
7.1 Beg. General Fund Balance to be Appropriated			0
TOTAL REVENUES	358220	547776	546068
Expenditure			524465
General Government			

1.1 Administration	70746	102906.14	131115.19	123549.04
1.2 Auditor	3964	3594	3500	3500
1.3 Other Professional Services	36107	49851	69460	58650
1.4 Elections	0	52.43	1048.65	1048.65
1.5 Other Liability Bonds and Ins.	7127	11064	10000	12000
1.6				
1.7				
1.8				
Public Safety				
2.1 Police Department	0	6181	6181	6181
2.2 Fire Department				
2.3 Animal Control and Regulation				
2.4				
2.5				
2.6				
Public Health				
3.1 Health Services				
3.2 Sanitation	40583	42602	41000	43000
3.3				
3.4				
Highway and Public Improvements				
4.1 Construction	9086	2155.88	170326.94	212413.04
4.2 Repair and Maintenance	2950	2500	4500	4500
4.3 Wages	5542			
4.4 Main Street Project		89098	50000	0
4.5	5183			
Parks, Rec., and Public Property				
5.1 Park and Park Areas	19016	42207.81	28241.83	49224.10
5.2 Recreation and Culture	3920	15870	30025	9655
5.3 Libraries	0			
5.4 Cemeteries	3127	680.74	669.38	744.16
5.5 Historical	0			
5.6 Wages	0			
5.7 Class C Roads	76686			

Community and Economic Devel.				
6.1	Community Planning			
6.2	Community Development			
6.3	Economic Development and Assistance			
6.4				
6.5				
6.6				
	Debt Service			
7.1	Principal and Interest	6181		
7.2				
	Transfers and Other Uses			
8.1	Transfer To:			
8.2	Transfer To:			
8.3	Other:			
8.4				
	Miscellaneous			
9.1	Judgments and Losses			
9.2	FEMA Reimbursement of Flood Costs			
9.3	Other Flood Costs			
9.4				
9.5				
9.6				
9.7	Budgeted Increase in Fund Balance			
	TOTAL EXPENDITURES	290218	368763	546068
				524465

**TOWN OF LEEDS
ORDINANCE NUMBER 2015-02**

**Amended and Restated Hillside Protection Overlay Zone
Chapter 20 of the Land Use Ordinance**

AN ORDINANCE AMENDING THE HILLSIDE PROTECTION OVERLAY ZONE (CHAPTER 20) OF THE LEEDS, UTAH, LAND USE ORDINANCE 2008-04

WHEREAS, the Town Council has reviewed Chapter 20 (Hillside Protection Overlay Zone) of the Town of Leeds, Utah, Land Use Ordinance 2008-04 and determined that it is advisable, and in the best interests of the Town and its residents, to revise and amend the provision of such chapter of the Leeds, Utah, Land Use Ordinance 2008-04; and

WHEREAS, the Planning Commission of the Town of Leeds has held a Public Hearing on the 6th day of August, 2014; and discussed the amendments to the Land Use Ordinance, Chapter 20 (Hillside Protection Overlay Zone); and

WHEREAS, the Planning Commission recommended to the Town Council approval of the amendments to the Land Use Ordinance, Chapter 20 (Hillside Protection Overlay Zone), on the 3rd day of September, 2014.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH THAT THE HILLSIDE PROTECTION OVERLAY ZONE ORDINANCE, TO BE CODIFIED AS CHAPTER 20 OF THE LAND USE ORDINANCE IS HEREBY AMENDED, THIS _____ DAY OF _____, AS SET FORTH ON THE ATTACHMENT HERETO.

The remaining sections of the Land Use Ordinance, Chapter 20 (Hillside Protection Overlay Zone) not affected by this Ordinance remain unchanged.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	_____	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	_____	_____	_____	_____
COUNCILMEMBER: JOE ALLEN	_____	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	_____

ORDINANCE 2015-02- was adopted on _____, 2015 and became effective on _____ day of _____, 2015.

Signed: _____
Mayor, Wayne Peterson

Attest: _____
Deputy Clerk/Recorder, Kristi Barker

LAND USE ORDINANCE 2008-04

CHAPTER 20

HILLSIDE PROTECTION OVERLAY ZONE (HPO)

Amended by Ordinance 2015-02

20.1. PURPOSE AND INTENT.

The purpose of the Hillside Protection Overlay Zone is to protect the health, safety, and general welfare of the residents of the Town of Leeds by establishing procedures for the development of sensitive hillsides within the Town. The standards set forth herein are intended to: 1) minimize adverse soils and slope instability; 2) decrease potential erosion; and 3) reduce the adverse affects of grading and cut and fill operations. These procedures are also intended to preserve the natural character of hillsides and encourage development that is in harmony with the aesthetics and character of the Town.

20.1.1. The provisions herein are intended to achieve the following:

- 20.1.1.1.** To preserve the most visually significant slope banks and ridge lines in their natural state by clustering development into meaningful neighborhood units.
- 20.1.1.2.** To encourage the location, design and development of building sites which provide maximum safety and human enjoyment, while adapting the development to the natural terrain.
- 20.1.1.3.** To minimize the effects of grading and ensure that the natural character of the hillside is retained. In addition, to minimize the scarring and erosion affect of cutting, filling, and other development activities on hillsides.
- 20.1.1.4.** To preserve -visually significant rock out-croppings, native plant materials, natural hydrology, and areas of historical or visual significance.
- 20.1.1.5.** To encourage development that is designed to include the natural landscape as a major part of the site, thereby achieving a feeling of continuity throughout the project area.
- 20.1.1.6.** To preserve views of significant visual features as viewed both within the hillside community as well as outside the hillside community.

- 20.1.1.7. To discourage mass grading of large pads and excessive terracing.
- 20.1.1.8. To prohibit activities and uses that would result in the degradation of fragile soils and steep slopes.
- 20.1.1.9. To prevent damage to lower property no cut or fill operations is allowed within twenty (20) feet of the edge of a hillside or within any area where material may slide over the hillside, which ever is the greater distance.

20.2. APPLICABILITY AND SPECIAL EXCEPTION.

This Chapter shall apply to all zoning districts listed in Chapter 12 of this Ordinance and not as a separate zone. This Chapter shall especially apply to development of land locations having sloping terrain of twenty percent or more ($\geq 20\%$), and shall also apply where slopes are less than twenty percent ($\leq 20\%$) if after recommendation by the Planning Commission, the Town Council considers it is warranted in order to meet the enumerated purpose and intent of this Chapter. There shall be no development of any kind on land having a slope of thirty percent or more ($\geq 30\%$). Despite the prohibition of any development on land having a slope of thirty percent or more ($\geq 30\%$), a special exception is granted only with regard to the development of an alternate to Silver Reef Road as an access, to allow the construction and development of an access road, originating near the Silver Reef Catholic Cemetery and continuing through the land covered by and roughly within the easement recorded April 27, 2015 as document number 20150013785, in the Official Washington County Records, attached hereto as Exhibit A. Despite this special exception, the construction and development of this access road shall be done strictly in accordance with all other terms of this Chapter and all other applicable ordinances, standards and specifications.

20.3. OVERLAY ZONE.

The Hillside Protection Overlay Zone established by this Chapter shall overlay the existing zoning classifications listed in the Land Use Ordinance. In cases of conflict between the provisions of this Chapter, other zoning classifications, the Uniform Building Code, or the Town of Leeds Subdivision Ordinance, the most restrictive provisions shall apply.

20.4. MAPS.

Zoning maps for the Town of Leeds may not show all the areas where the Hillside Protection Overlay Zone Ordinance applies. In absence of a map concerning a particular area, land with slopes of eleven degrees (11°) or twenty-percent (20%) or steeper shall be specifically applicable. However, this Ordinance applies to all areas of the Town of Leeds. If developers or property owners are unsure whether the Ordinance applies, they may hire a surveyor to make that determination.

20.5. APPLICATION PROCEDURE.

- 20.5.1.** All application procedures described in this Ordinance, the Leeds Town subdivision Ordinance for subdivision plats, and all other applicable Leeds Town ordinances shall be adhered to as described in the underlying zoning district.
- 20.5.2.** In addition, any application for a use in the Hillside Protection Overlay Zone shall include a conceptual plan of the proposed development that shall include the following:
 - 20.5.2.1.** The type and nature of the development.
 - 20.5.2.2.** The goals and objectives of the developer.
 - 20.5.2.3.** The development's relation to the compatibility with the Town of Leeds General Plan.
 - 20.5.2.4.** The required reports described in Section 20.6. below. The conceptual plan shall be reviewed by the Planning Commission and the Town Council. The review may determine the extent of required plans necessary to meet the intent of this Ordinance. The review may also establish conditions for the approval based on the findings of such reports. These conditions shall become a part of the record and be considered binding upon the applicant as part of an approved plan.

20.6. REQUIRED REPORTS.

The following described reports may be required by the Planning Commission or Town Council. The extent of such reports shall be determined by the Planning Commission or the Town Council after consideration of the purpose and intent of this Chapter in relation to the proposed development.

20.6.1. General Information.

- 20.6.1.1.** Name, address, and telephone number of applicant.
- 20.6.1.2.** Name, addresses, and telephone numbers of the person(s) responsible for the preparation of any required reports.
- 20.6.1.3.** Date of application.
- 20.6.1.4.** A vicinity map showing the location of the site in relationship to the surrounding area's watercourse, hillsides, prominent geographic features, roads, and other significant structures.
- 20.6.1.5.** Boundary lines of the site and development to be made thereon.

- 20.6.1.6.** Signatures of the owners of the site or of an authorized representative.

20.6.2. Technical Reports.

20.6.2.1. Grading Plan.

The grading plan shall show the existing and proposed contours and cross-sections. Accurate contours showing the topography of the existing ground extending at least one hundred (100) feet outside all boundary lines of the site, or significant to show on the off-site drainage, shall also be included.

20.6.2.2. Drainage Plan.

The drainage plan shall show all surface and subsurface drainage systems and facilities, walls, curbing or other erosion protection devices to be constructed in connection with, or as part of the proposed work, together with a map showing the drainage area and estimated run-off of the area to be served by any drainage systems or facilities.

20.6.2.3. Facilities Map.

This map shall show any existing and proposed buildings or structures, easements and drainage channels on the property where the work is to be performed. In addition, the locations of any buildings or structures on adjacent property that may be affected by grading operations shall be shown.

20.6.2.4. Soils Report.

The soils report shall be prepared by an engineering geologist and/or geo-technical engineer. The report shall include at least the following:

20.6.2.4.1. Slope stability analysis: conclusions and recommendations concerning the effects of material removal, introduction of water, ground shaking, and erosion on slope stability.

20.6.2.4.2. Foundation Investigation: Conclusions and recommendations concerning the effects of soil conditions on foundation and structural stability, including bearing capacity, shear strength, and shrink-swell potential of soils on the site.

20.6.2.4.3. The location and yield of springs and seeps on the site, evaluation of soil permeability for septic systems if proposed for use.

20.6.2.4.4. Conclusions and recommendations regarding means to increase safety during and after construction and means to minimize adverse effects to property.

20.6.2.5. Geology Report.

The geology report shall be prepared by a qualified geologist or geo-technical engineer and shall contain at least the following:

20.6.2.5.1. Location and size of the subject area and its general setting, noting any aquifers, shale units, and poorly consolidated materials.

20.6.2.5.2. Structural features including any geological limitations.

20.6.2.5.3. Existence of surface hazards including potential for rock falls and toppling failures in cliffs, slopes, and overhangs above the subject property.

20.6.2.5.4. Conclusions and recommendations regarding the effects of geologic conditions on the proposed development, recommendations identifying the means proposed to minimize any hazard to life or property, or any adverse impact on the natural environment.

20.6.2.6. Vegetation Report.

A vegetation plan and report shall be prepared by a qualified landscape architect who, by training and experience, has expert knowledge of the subject. The report shall include a plan of any proposed re-vegetation of the site or modifications to existing vegetation, and a plan for the preservation of existing vegetation during construction activities.

20.6.2.7. Other Reports.

Other reports deemed necessary by the Planning Commission or the Town Council to assure the health, safety, and welfare of the project residents or general public may be requested from the applicant by written specification. Such reports shall be submitted with other application materials.

20.7. APPROVAL REQUIRED BEFORE EXCAVATION.

It shall be unlawful to excavate or grade any area within the Hillside Protection Overlay Zone prior to the final approval of the conceptual plan by the Town Council. In addition to the penalties outlined in Section 1.13 of this Ordinance, the Town of Leeds may enter legal proceedings to require any person who violates this Section to return a site to the condition found prior to any disturbance.

20.8. BONDING.

The Planning Commission and Town Council will require the applicant to post a suitable bond to ensure project completion according to approved plans and completion of re-vegetation projects, the stabilization of a grading site, cuts, and fills, the construction of storm water drainage facilities, or other hazard mitigation measures required in the approval of an application. Such bonds shall comply with the provisions outlined in the Town of Leeds Subdivision Ordinance. If the applicant is a state entity, the bond shall be filed to the Town by the subcontractors.

20.9. APPEALS.

20.9.1. In the event of a disagreement with the requirements imposed by an officer of the Town of Leeds in connection with this Chapter, an applicant may appeal the matter to the Board of Adjustment by filing a notice of appeal at the Town Office within ten (10) working days of the decision of the Town. Such appeal shall be scheduled for review by the Board of Adjustment.

20.9.2. The Board of Adjustment may uphold, modify or rescind any requirements imposed by the Planning Commission or the Town Council, but must ensure that the purposes of this Chapter are met.

20.9.3. Any further appeals must be made through the court system.

20.10. DEVELOPMENTS OF RECORD.

The requirements of this Chapter shall not apply to developments or subdivisions that were approved prior to January 1, 1999.

Exhibit A

DOC # 20150013785

Easements Page 1 of 7
Russell Shirts Washington County Recorder
04/27/2015 10:04:27 AM Fee \$ 0.00
By LEEDS TOWN

When Recorded Return To:

Leeds Town
218 North Main Street
PO Box 460879
Leeds Utah, 84746



Tax ID: 3268-A-1-LS

ROADWAY & SLOPE EASEMENTS

That in consideration of One Dollar and other good and valuable consideration paid to SUBDIVISIONS, INC., a Utah Corporation, herein referred to as Grantor, by the Town of Leeds, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, transfer and convey unto Grantee, its successors and assigns, a perpetual roadway easement and slope easements for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace a roadway, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

SEE EXHIBIT A, B, C and D

TO HAVE AND TO HOLD such property to Grantee, the Leeds Town, forever for the uses and purposes normally associated with a roadway and slope easement.

Grantee shall maintain the perpetual easements in good repair. Grantee does agree to in no way encumber said easements or subject it to the imposition of liens of any type during the term of this easement. If any improvement is installed, built, or placed within the easements, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easements rights and the Town of Leeds is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss.

The grant and other provisions of these easements shall constitute a covenant running with the land for the benefit of the Grantee its successors and assigns.

At any future time that Grantor or their assigns develops or improves the subject property they have the right to change or move the described roadway easements location provided Grantor or their assigns shall provide an equally adequate roadway dedication or easements across the subject property to maintain the intended access to the south boundary of the Silver Pointe Annexation at the point at which it is now connected with this instrument.

IN WITNESS WHEREOF, the Grantors has executed this instrument this 5th
day of May, 20 14.

Exhibit A

GRANTOR: SUBDIVISIONS, INC.

J. Gordon Casey v.p.
J. Gordon Casey, Vice President

STATE OF UTAH)
 ss.
County of Utah)

On the 5th day of May, 20 14, A.D., personally appeared before me J. Gordon Casey, who being by me duly sworn, did say that he is the Vice President of Subdivisions, Inc. a Utah Corporation, the corporation that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Corporation, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the Corporation.

My Commission Expires: 12-28-2015 Jackson Frandsen
Notary Public



Exhibit A



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

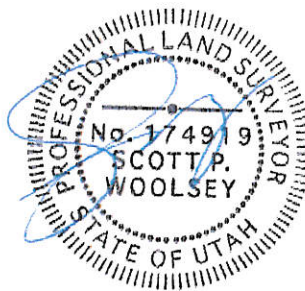
alphaengineering.com

EXHIBIT A

RIGHT OF WAY DESCRIPTION FOR A 66.00 FOOT WIDE ROADWAY ACROSS SUBDIVISIONS, INC. PROPERTY (April 30, 2014)

A 66.00 foot wide right-of-way, 33.00 feet each side of the following described centerline:

Commencing at the Northwest Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence South $00^{\circ}15'16''$ East along the Section line, a distance of 1838.96 feet; Thence West, a distance of 460.40 feet, to the Point of Beginning; said point being the beginning of a 219.22 foot radius curve to the right, the radius point of which bears South $53^{\circ}36'29''$ East, thence easterly along the arc of said curve, a distance of 137.82 feet, through a central angle of $36^{\circ}01'14''$, to the beginning of a 219.22 foot radius reverse curve to the left, thence northeasterly along the arc of said curve, a distance of 137.82 feet, through a central angle of $36^{\circ}01'14''$; Thence North $36^{\circ}23'32''$ East, a distance of 897.89 feet, to the beginning of a 200.00 foot radius curve to the left, thence northerly along the arc of said curve, a distance of 275.88 feet, through a central angle of $79^{\circ}01'58''$; Thence North $42^{\circ}38'26''$ West, a distance of 30.81 feet, to the beginning of a 200.00 foot radius curve to the right, thence northerly along the arc of said curve a distance of 123.69 feet, through a central angle of $35^{\circ}26'00''$; Thence North $07^{\circ}12'27''$ West, a distance of 5.81 feet, to the beginning of a 200.00 foot radius curve to the right, thence northeasterly along the arc of said curve, a distance of 169.03 feet, through a central angle of $48^{\circ}25'24''$; Thence North $41^{\circ}12'58''$ East, a distance of 40.41 feet, to the beginning of a 361.56 foot radius curve to the left, thence northerly along the arc of said curve, a distance of 83.76 feet, through a central angle of $13^{\circ}16'26''$, to the Point of Terminus, said point being on the southerly line of the Silver Pointe Annexation boundary, point being located North $89^{\circ}09'52''$ East, along the north section line of said Section 7, a distance of 47.33 feet, and South $42^{\circ}58'53''$ East, a distance of 423.57 feet from the Northwest Corner of said Section 7.



4/30/14

P:\137-10\Drawings\Survey Drawing\137-07 new easement total.dwg, 06/06/2014 11:14 PM, sweedey



Exhibit A



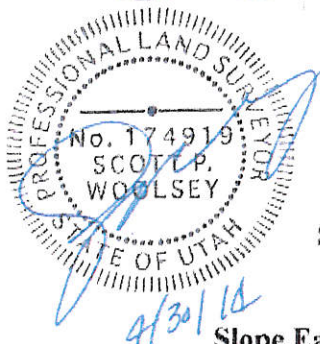
ALPHA
ENGINEERING

43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

EXHIBIT C

SLOPE EASEMENTS ACROSS SUBDIVISION, INC. PROPERTY (April 30, 2014)



Slope Easement #1

Commencing at the Northwest Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence South $00^{\circ}15'16''$ East along the Section line, a distance of 908.07 feet; Thence East, a distance of 288.28 feet, to the Point of Beginning; Thence North $22^{\circ}42'35''$ West, a distance of 90.25 feet; Thence North $34^{\circ}27'31''$ West, a distance of 147.62 feet; Thence North $18^{\circ}22'49''$ West, a distance of 131.60 feet; Thence North $30^{\circ}53'31''$ West, a distance of 95.22 feet; Thence North $11^{\circ}57'14''$ West, a distance of 52.54 feet; Thence North $24^{\circ}00'39''$ East, a distance of 81.14 feet; Thence North $44^{\circ}34'26''$ East, a distance of 49.28 feet; Thence North $29^{\circ}36'38''$ East, a distance of 76.01 feet; Thence North $19^{\circ}54'10''$ East, a distance of 99.90 feet, to a point on the Southerly line of the Silver Pointe Annexation boundary; Thence South $42^{\circ}58'53''$ East, along said line, a distance of 147.29 feet, to a point on a 328.56 foot radius curve to the right, the radius point of which bears North $64^{\circ}03'37''$ West, thence leaving said Silver Pointe annexation line and running southwesterly along the arc of said curve a distance of 87.60 feet, through a central angle of $15^{\circ}16'35''$; Thence South $41^{\circ}12'58''$ West, a distance of 40.41 feet, to the beginning of a 233.00 foot radius curve to the left, thence along the arc of said curve a distance of 196.92 feet, through a central angle of $48^{\circ}25'24''$; thence South $07^{\circ}12'27''$ East, a distance of 5.81 feet, to the beginning of a 233.00 foot radius curve to the left, thence along the arc of said curve a distance of 144.09 feet, through a central angle of $35^{\circ}26'00''$; Thence South $42^{\circ}38'26''$ East, a distance of 30.81 feet, to the beginning of a 167.00 foot radius curve to the right, thence along the arc of said curve a distance of 194.74 feet, through a central angle of $66^{\circ}48'43''$, to the Point of Beginning.

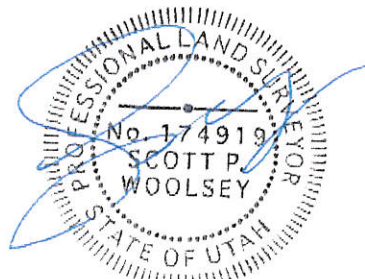
Slope Easement #2

Commencing at the Northwest Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence South $00^{\circ}15'16''$ East along the Section line, a distance of 940.00 feet; Thence East, a distance of 346.09 feet, to the Point of Beginning, said point being on a 233.00 foot radius curve to the left, the radius point of which bears North $64^{\circ}30'06''$ West, thence northerly along the arc of said curve, a distance of 277.09 feet, through a central angle of $68^{\circ}08'20''$; Thence North $42^{\circ}38'26''$ West, a distance of 30.81 feet, to the beginning of 167.00 foot radius curve to the right, thence along the arc of said curve a distance of 103.28 feet, through a central angle of $35^{\circ}26'00''$; Thence North $07^{\circ}12'27''$ West, a distance of 5.81 feet, to the beginning of a 167.00 foot radius

Exhibit A

Page 2 of 2

curve to the right, thence along the arc of said curve, a distance of 141.14 feet, through a central angle of $48^{\circ}25'24''$; Thence North $41^{\circ}12'58''$ East, a distance of 40.41 feet, to the beginning of a 394.56 foot radius curve to the left, thence along the arc of said curve a distance of 80.05 feet, through a central angle of $11^{\circ}37'28''$, to a point on the South line of the Silver Pointe Annexation boundary; Thence South $42^{\circ}58'53''$ East, along said line, a distance of 15.13 feet; thence leaving said Silver Point Annexation line, and running South $27^{\circ}29'03''$ West, a distance of 58.36 feet; Thence South $44^{\circ}57'40''$ West, a distance of 53.11 feet; Thence South $01^{\circ}24'55''$ East, a distance of 88.30 feet; Thence South $08^{\circ}13'54''$ East, a distance of 55.65 feet; Thence South $16^{\circ}03'39''$ East, a distance of 61.79 feet; Thence South $32^{\circ}40'16''$ East, a distance of 101.89 feet; Thence South $22^{\circ}18'45''$ East, a distance of 35.36 feet; Thence South $04^{\circ}43'43''$ East, a distance of 41.52 feet; Thence South $03^{\circ}53'00''$ West, a distance of 58.52 feet; Thence South $31^{\circ}07'07''$ West, a distance of 97.96 feet, to the Point of Beginning.



4/30/14

Exhibit A

NORTHWEST CORNER SECTION 7,
T. 41 S. R. 13 W. SLB&M
END. 1951 GLO BRASS CAP

SLOPE EASEMENT #1

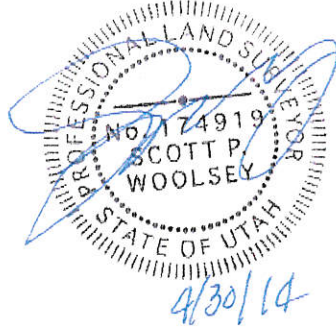
SILVER POINT
ANNEXATION BOUNDARY

(BASE OF BEARING)
S00°15'16"E

N

SCALE: 1"=200'

REFERENCE MON FOR WEST 1/4 CORNER SECTION 7,
T. 41 S. R. 13 W. SLB&M
END. 1948 GLO BRASS CAP



SLOPE EASEMENTS ACROSS
SUBDIVISIONS, INC. PROPERTY
EXHIBIT "D"



43 South 100 East, Suite 100 • St George, Utah 84770
T. 435.628.6500 • F. 435.628.6593 • alphaengineering.com

TOWN OF LEEDS

RESOLUTION 2015-02

A RESOLUTION OF THE TOWN COUNCIL OF LEEDS, UTAH, APPROVING THE DESIGNATION OF A REPRESENTATIVE TO SERVE ON THE ADMINISTRATIVE CONTROL BOARD OF WASHINGTON COUNTY SPECIAL SERVICE DISTRICT NO. 1 FOR THE CALENDAR YEAR 2015 OR UNTIL SUCH TIME AS A SUCCESSOR HAS BEEN APPOINTED.

WHEREAS, Washington County Special Service District No. 1 was created by the Washington County Commission for the purpose of providing solid waste collection and disposal services for residents in Washington County, Utah, including the residents of Leeds, Utah; and

WHEREAS, said District is governed by an Administrative Control Board made up of members appointed by the various cities and towns within the boundaries of the district; and

WHEREAS, the Town of Leeds desires to designate a person to serve on said Administrative Control Board as the representative for the Town of Leeds during the calendar year 2015 or until such time that a successor has been designated and appointed; and

WHEREAS, all legal requirements pertaining to the designation of said representative have been met; and

WHEREAS, said Town Council deems it necessary and desirable for the preservation of the public health, safety and welfare.

BE IT HEREBY RESOLVED, by the Town Council of Leeds, Utah that Angela Rohr, a Councilmember of Leeds, Utah, shall be, and is hereby, designated to serve as Leeds's representative on the Administrative Control Board of Washington County Special Service District No. 1 for the calendar year 2015 or until such time that a successor has been designated and appointed.

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT the Leeds Town Council of the Town of Leeds, Utah, held an open and public meeting on May 13, 2015 and by vote did approved Resolution 2015-02.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	_____	_____	_____	_____
COUNCILMAN: RON CUNDICK	_____	_____	_____	_____
COUNCILMAN: ANGELA ROHR	_____	_____	_____	_____
COUNCILMAN: JOE ALLEN	_____	_____	_____	_____
COUNCILMAN: NATE BLAKE	_____	_____	_____	_____

ADOPTED AND APPROVED THIS 13th DAY OF MAY, 2015.

Wayne Peterson, Mayor

Attest:

Kristi Barker, Deputy Clerk/Recorder